

FOR LEASE

RETAIL CENTER



10,624 SF
AVAILABLE

PROPOSED OUTLOTS
AVAILABLE

PROPOSED 20,268 SF
AVAILABLE

7,500 SF
AVAILABLE

7071-7145 Dixie Hwy | Clarkston, MI

WHITE LAKE COMMONS

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	7071-7145 Dixie Hwy
City/Township	Clarkston, MI
Center Size	197,174 SF
Total Space Available	54,992 SF
Min. Space Available	1,200 SF
Max. Space Available	20,268 SF
Parking	Ample
Asking Rental Rate	Contact Broker
Estimated NNN's	\$4.50 PSF

DEMOGRAPHICS (5-MILE RADIUS)



PROPERTY HIGHLIGHTS

- AREA TRAFFIC DRIVERS**

Join Neiman's Family Market, Office Depot, Anytime Fitness, and Wendy's at White Lake Commons in Clarkston, MI.
- HIGH-TRAFFIC AREA**

White Lake Commons sits on the heavily traveled Dixie Hwy, benefiting from strong visibility and traffic counts exceeding 32,000 vehicles per day.
- STRONG NATIONAL CO-TENANTS**

Strong national co-tenancy drives exceptional retail synergy, offering retailers the opportunity to capitalize on a high-performing tenant mix.
- NEWLY DEVELOPED OUTLOTS AVAILABLE**

Newly developed outlots are set for Q4 2026 delivery, with a proposed 20,000 +/- SF addition available for users requiring a larger footprint.
- STRONG AREA DEMOGRAPHICS**

Excellent demographics, with average household incomes exceeding \$115,000 annually and a strong population density of more than 74,000 residents within a five-mile radius.

JOIN



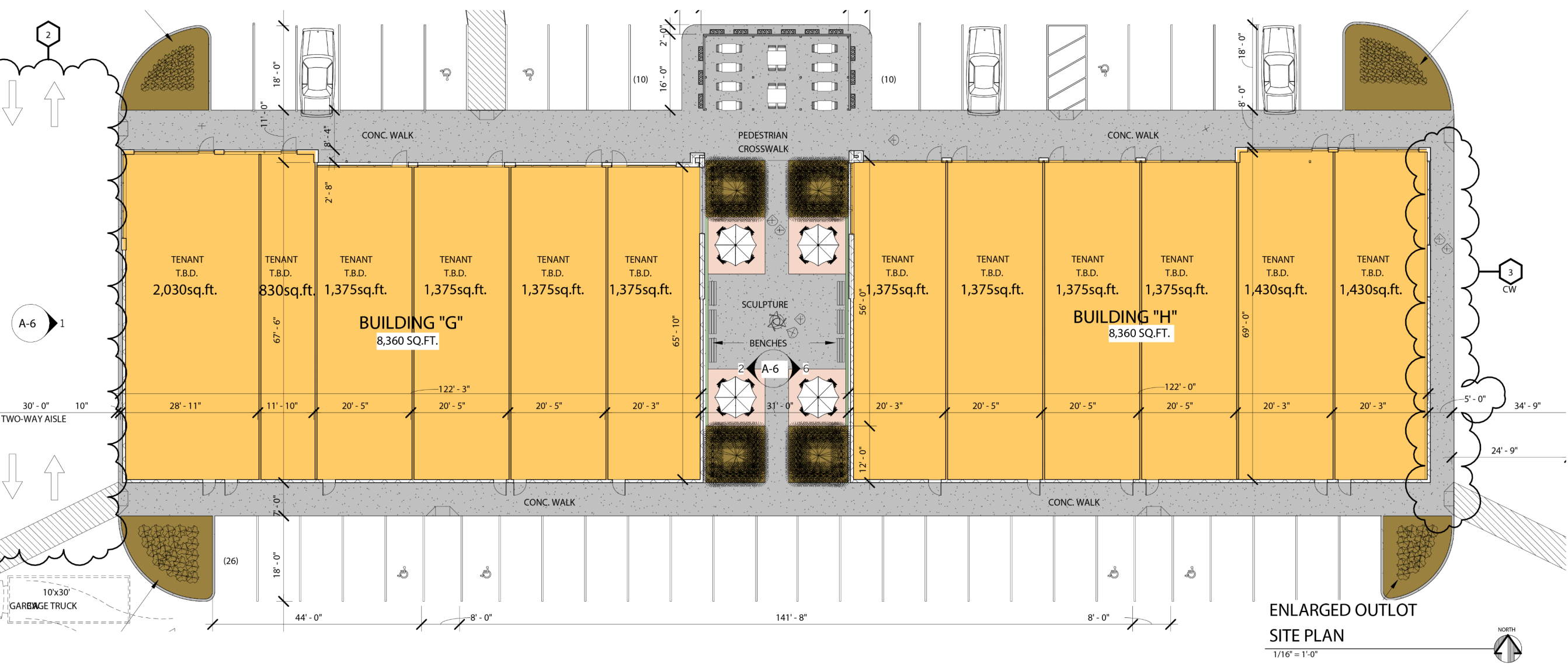
AREA TENANTS



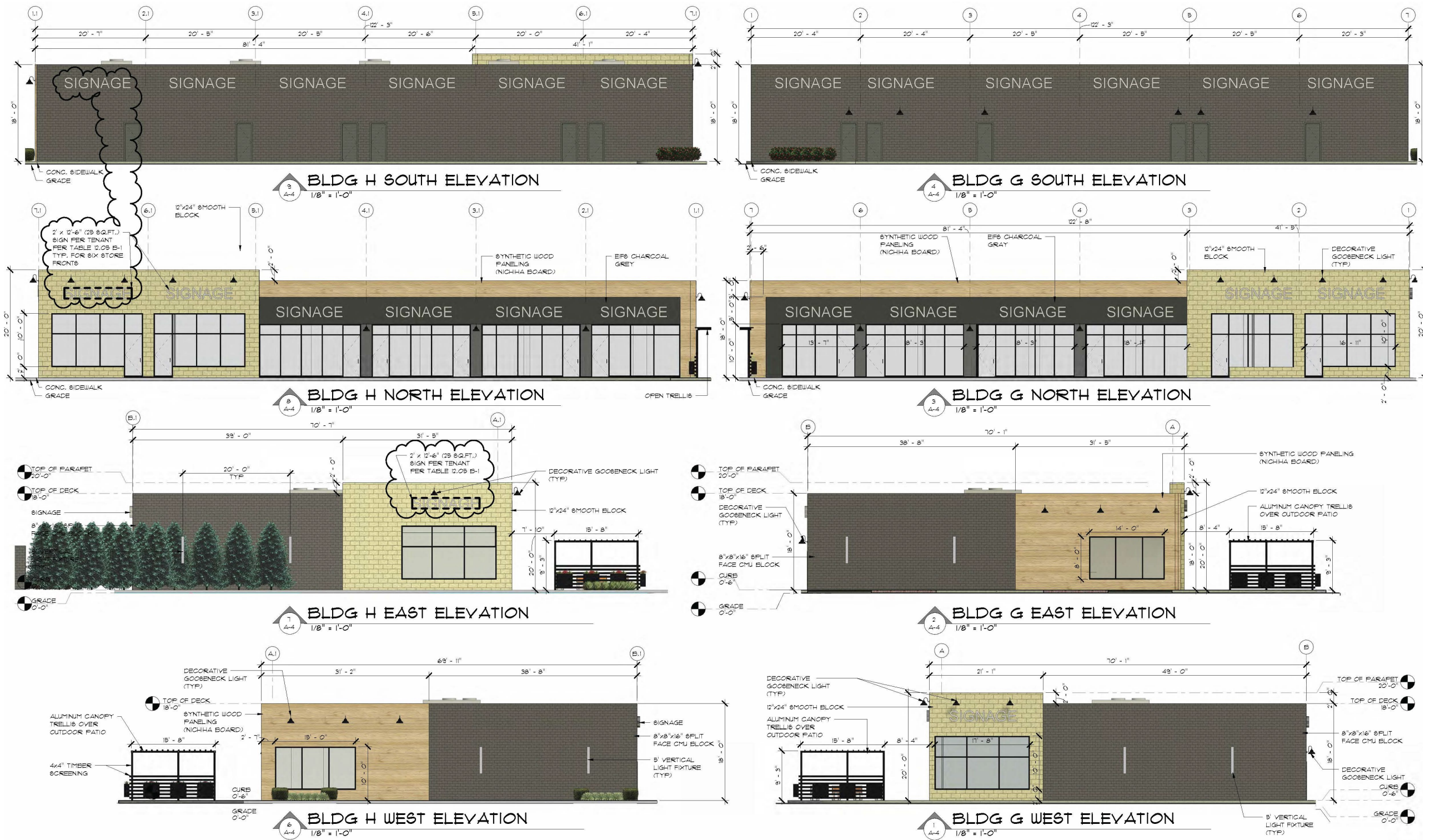
SITE PLAN



SITE PLAN (OUTLOT)



ELEVATIONS



PROPOSED OUTLOTS



PHOTOS





DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	4,787	31,999	76,054
2024 Population	4,873	31,248	74,381
2029 Population Projection	4,855	30,892	73,558
Annual Growth 2020-2024	0.5%	-0.6%	-0.6%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
HOUSEHOLDS			
2020 Households	2,054	12,960	30,479
2024 Households	2,064	12,604	29,721
2029 Household Projection	2,053	12,447	29,364
Annual Growth 2020-2024	0.7%	-0.1%	0.0%
Annual Growth 2024-2029	-0.1%	-0.3%	-0.2%
Avg Household Size	2.30	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$121,116	\$115,202	\$115,475
Median Household Income	\$94,217	\$93,135	\$90,989

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$331,474	\$295,379	\$290,735
Median Year Built	1981	1976	1977
Owner Occupied Households	1,440	10,101	24,230
Renter Occupied Households	612	2,346	5,135
HOUSING COMPOSITION			
1-Person Households	635	3,284	7,673
2-Person Households	761	4,633	10,916
3-Person Households	312	1,980	4,762
4-Person Households	218	1,734	4,103
5-Person Households	94	700	1,626
6-Person Households	33	205	467
7-Person Households	11	67	175
EMPLOYMENT			
Civilian Employed	2,733	17,059	40,175
Civilian Unemployed	75	443	1,074
Civilian Non-Labor Force	1,327	8,601	20,891

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